

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
JANUARY 6, 2009**

The regular session of the Auburn City Planning Commission was called to order on January 6, 2009 at 6:06 p.m. by Vice Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Snyder, Spokely, Vitas, Young

**COMMISSIONERS ABSENT:** Worthington

**STAFF PRESENT:** Wilfred Wong, Community Development Director; Lance Lowe, Associate Planner; Sue Fraizer, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

None.

**ITEM III: PUBLIC COMMENT**

None.

**ITEM IV: A. Design Review, Use & Tree Permits - 12425 Dairy Lane (Lancaster Residential Elderly Care Facility) - Files # # DRP 08-5; UP 08-4 & TP 08-6.** The applicant requests Design Review, Use and Tree Permits for the construction of a 14 bed, ±7,650 square foot Residential Care Facility for the elderly with associated parking and landscaping facilities. A Tree Permit is required for the removal of ±25 native trees.

Comm. Vitas excused himself from this item and left the meeting due to the project's location within 500 feet of his home.

Planner Lowe presented the staff report. He provided details of the proposed project including access and improvements, grading & retaining walls, fencing, drainage, services, parking, landscaping, lighting & the architectural plans. Condition of Approval No. 47 restricts the maximum grading slope on-site to 3:1 to reduce the 2:1 slopes proposed. A Use Permit is required because the care home will

serve 14 residents. A Tree Permit is required for removal of 25 trees. Staff recommends approval of this project.

Comm. Snyder asked where the requested grade change is located and what the logic is for the change.

Planner Lowe showed where the proposed grade change is located. He stated that the reason for the grade change is that it would soften the transitions between grades and create a more aesthetically pleasing look. He noted that the condition can be removed if the Commission desires.

Comm. Snyder expressed his desire to save as many trees as possible. He believes that reducing the slope to 3:1 will impact too many trees.

Comm. Spokely asked if the environmental study area addressed the potential impact of this project on endangered species.

Planner Lowe replied that it did not. He added that for all intents and purposes this project is a large house. However, as a result of the use of the residence, the applicant had to go through a number of permitting processes.

Comm. Spokely asked several questions about the drainage which Planner Lowe answered. Carie Huff, Associate Engineer for the Public Works Department further explained the drainage plan.

The public hearing was opened.

The applicant, Bud Lancaster of 14005 Sierra View Drive in Grass Valley introduced himself.

Comm. Snyder asked Mr. Lancaster if he is satisfied that the drainage issues will be worked out.

Mr. Lancaster said it looks good to him.

Richard Molzahn of 12455 Dairy Lane in Auburn lives directly behind this project. He is concerned about his access to Dairy Rd.

Richard Seiler of 751 Dairy Rd. stated that he is concerned about the facility and the additional traffic it will create. He believes there will be a lot of ambulance and emergency vehicle traffic, as well as traffic from relatives of the residents. He does not think a fire truck could turn around on the property. He is opposed to the project.

Mr. Lancaster responded that they are willing to work with the neighbors. This facility is for ambulatory people and is not a

convalescent home. The facility is independent and there will be no deliveries. The project has been reviewed by the Fire Department and can accommodate a fire truck.

The public hearing was closed.

Comm. Snyder said he does not want to impact trees. He prefers the 2:1 slope, and would like to eliminate Condition #47.

Comm. Snyder **MOVED** to:

Adopt Planning Commission Resolution No. 08-23 for the Lancaster Residential Care Facility for the Elderly (Files # DRP 08-5; UP 08-4; & TP 08-6) as amended by the Planning Commission, which includes the following actions;

1. Adoption of a Categorical Exemption, prepared for the Design Review, Use and Tree Permits (Files # DRP 08-5; UP 08-4; TP 08-6) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of "Findings of Fact" for approval of the Design Review, Use and Tree Permits as presented in the Staff Report;
3. Approval of the Design Review, Use and Tree Permits in accordance with the "Conditions of Approval" as presented in the Staff Report.
4. Elimination of Condition #47.

Comm. Young **SECONDED**.

AYES: Snyder, Spokely, Young  
NOES: None  
ABSTAIN: Vitas  
ABSENT: Worthington

The motion was approved.

**ITEM V: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings  
No report.
- B. Future Planning Commission Meetings  
No meeting is planned for January 20, 2009.

C. Reports  
None.

**ITEM VIII: PLANNING COMMISSION REPORTS**

None.

**ITEM IX: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM X: ADJOURNMENT**

The meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant